

Village of Sackets Harbor Planning Board  
May 17, 2017  
Regular Meeting  
112 N. Broad St.  
Sackets Harbor, NY 13685

The meeting was called to order by Chair Janet Quinn at 7:00 pm with the Pledge of Allegiance.  
Members present: Janet Quinn, Tom Dyckes, Frank Reynolds and Merle Tousant.  
A quorum was established.

**Minutes of prior Meetings**

In a motion by Tom Dyckes and a second by Janet Quinn, the minutes for the April 5, 2017 regular Planning Board Meeting were approved as written. Vote 4 ayes (Quinn, Dyckes, Reynolds and Tousant) 0 nays  
In a motion by Frank Reynold and a second by Merle Tousant the minutes of December 21, 2016 regular Planning Board Meeting, (delay of minutes due to computer crash) were approved as written. Vote 4 ayes (Quinn, Dyckes, Reynolds and Tousant) 0 nays

Chair Quinn introduced James Finnelli, from the New York State Parks, Recreation & Historic Preservation, who was here to conduct a Certified Local Government Audit.

**Report to Village Board:**

Chair Quinn presented the report provided to the Village Board for the May 9, 2017 regular meeting.  
There were no comments.

**Old Business**

#13-17 Richard Cunha, DBA Goodfellows: 201 West Main Street, Sackets Harbor NY,  
Project involves outdoor seating on existing brick patio area to create a fenced-in area similar to the rear patio area. The property is in the Village Center, the Historic overlay District and National Register District, requiring site plan review. SEQR Review was completed in June 2016, and a public hearing was held with no comments. The application was tabled until a survey was completed and an accurate site plan provided. In October, 2016 a letter was sent to the applicant requesting further information about the status of the project. With no response from the applicant, the Planning Board decided to remove it from the agenda in December, 2016. The Planning Board is now awaiting updated information from the applicant about the possible use of Village property for the seating area, since the survey determined the property does not extend throughout the entire brick patio area. A site plan review recommendation was made to approve, but the Village Board did not approve the project.

#16- 48 Tomm Maxon, Ontario Place Hotel, 103 General Smith Drive, Sackets Harbor.  
Project involves alterations and addition to existing building including new entry, window replacements, siding and trim, elevator and room layout modifications. The property is in the Village Center, National Register and HistoricOverlay Districts and requires site plan review. Project approved in December, 2016 and amended in February, 2017. Signage, exterior lighting and front entrance area walkway and landscaping which will be submitted at a later time. Nothing new to report.

#17-06 Woodlark Properties, LLC. 144 Bartlett Road, Madison Barracks.

Project requests a use change within the PDD, from residential to commercial/business to operate the leasing office from the "Firehouse". The planning board referred it to the Village Board with a recommendation for approval. The project will return to the Planning Board for site plan review. Still before the Village Board for vote on May 30, 2017.

### **New Business**

#17-10 James and Mandy Bray, 211 W. Washington Street.

Applicant requests Site Plan Review for demolition of existing house to build a new home. The project is located in the National Register District and Requires Site Plan Review under the Zoning Law, Section 4-4. Chair Quinn made a motion to accept materials of the application, second by Tom Dyckes.

Vote 4 ayes (Quinn, Dyckes, Reynolds and Tousant) 0 nays.

SEQR form part 1 was submitted as part of the application and part 2 & 3, were reviewed by Janet Quinn, Tom Dyckes, Frank Reynolds and Merle Tousant.

Motion was made by Chair Quinn that there was no significant impact on the environment, motion was seconded by Merle Tousant. Vote 4 ayes (Quinn, Dyckes, Reynolds and Tousant) 0 nays.

Review of page 23 of the zoning law was discussed in relation to the historic district outside the overlay District.

Review of page 28, demolition part b, to determine if the building is of Architectural or Historical significance.

Public hearing was opened at 7:45pm, James Bray shared his potential plans for the property with the board, the hearing was closed at 7:49pm.

James Finelli mentioned the possibility of a tax credit up to 20% for rehabilitation.

There was concern of the impact of the street scape and the impact the demolition would have.

Motion was made by Frank Reynolds, second by Merle Tousant that the application is complete.

Vote 4 ayes (Quinn, Dyckes, Reynolds and Tousant) 0 nays.

Motion was made by Frank Reynolds that the property has Architectural significance and that further documentation is needed to determine the necessity of demolition, Merle Tousant second. Vote 4 ayes (Quinn, Dyckes, Reynolds and Tousant) 0 nays.

A special meeting was scheduled for May 24, 2017, for James Bray to provide additional documentation to support demolition of property.

### **Other Items for Discussion:**

There were no new items for discussion.

A motion to adjourn was made by Merle Tousant, second by Chair Janet Quinn. Vote 4 ayes (Quinn, Dyckes, Reynolds and Tousant) 0 nays.

**NEXT MEETING: Summer Solstice: June 21, 2017**

Minutes submitted by

Kelli Ritz

Planning Board Secretary